



# **NORTH QUEENS MARKET REPORT**

**JULY 2024**

**INVESTMENT PROPERTY REALTY GROUP**

## NORTH QUEENS JULY 2024 COMPLETE MARKET METRICS

13

TRANSACTIONS SOLD

\$42.89M

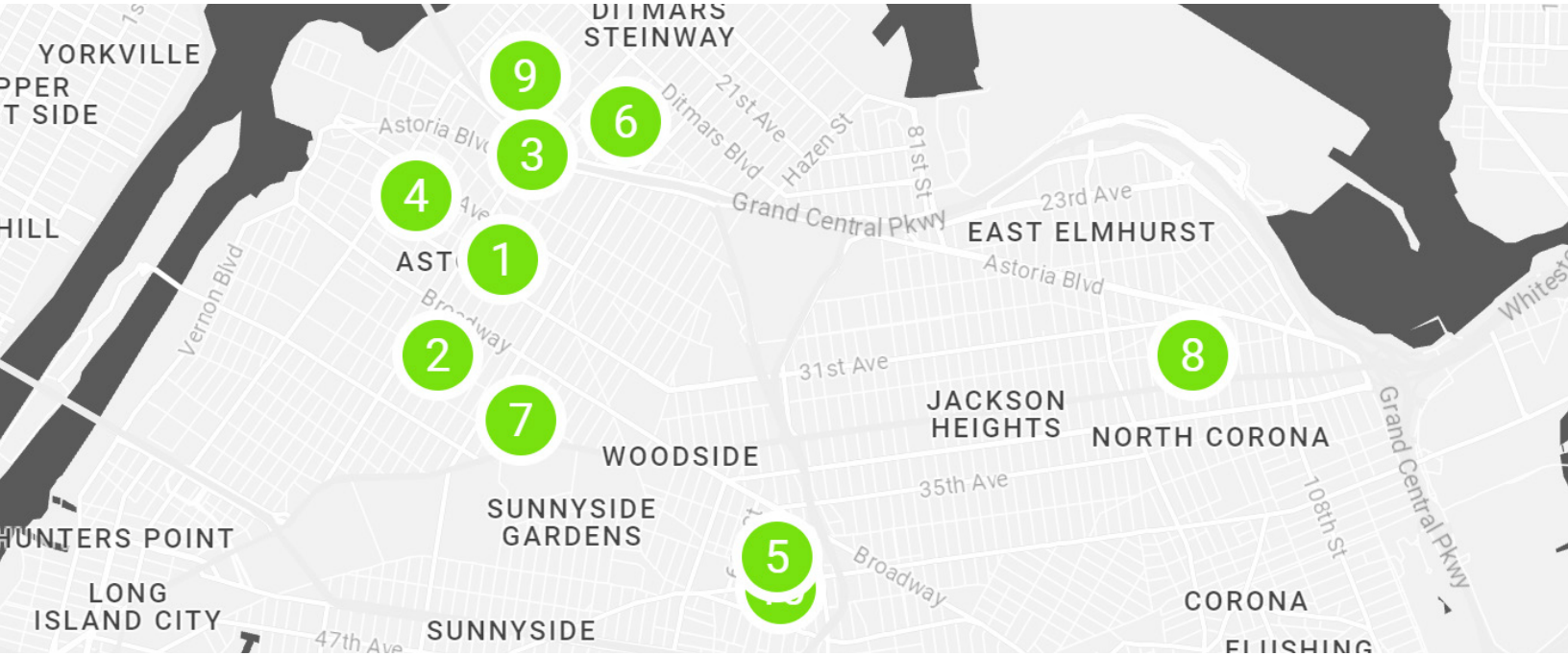
\$ VOLUME SOLD

176

UNITS SOLD

0

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	3058-3064 34th Street	\$12,500,000	South Astoria	Multi-Family	70
2	32-85 33rd Street	\$8,000,000	South Astoria	Multi-Family	48
3	25-02 31st Street	\$7,000,000	Old Astoria	Multi-Family	7
4	23-12 30th Road	\$2,000,000	Old Astoria	Multi-Family	4
5	3748 64th Street	\$1,750,000	Woodside	Multi-Family	4
6	23-16 36th Street	\$1,710,000	Ditmars-Steinway	Multi-Family	6
7	34-14 43rd Street	\$1,650,000	Long Island City	Multi-Family	6
8	100-10 32nd Avenue	\$1,600,000	East Elmhurst	Multi-Family	4
9	25-09 24th Avenue	\$1,500,000	Ditmars-Steinway	Multi-Family	6
10	39-20 65th Street	\$1,400,000	Woodside	Multi-Family	9

SELECT SALES ACTIVITY ABOVE



# NORTH QUEENS

## JULY 2024 MARKET ANALYSIS

Transactions between \$1,000,000 - \$50,000,000 from MAY 1, 2024 - MAY 31, 2024

Zip Codes: 11101, 11102, 11103, 11104, 11105, 11106, 11369, 11370, 11372, 11377

Neighborhoods: Astoria Heights, Ditmars Steinway, East Elmhurst, Hunter's Point, Jackson Heights, Long Island City, Old Astoria, South Astoria, Sunnyside, Sunnyside Gardens, Woodside

### MONTH OVER MONTH

COMPARED TO JUNE 2024

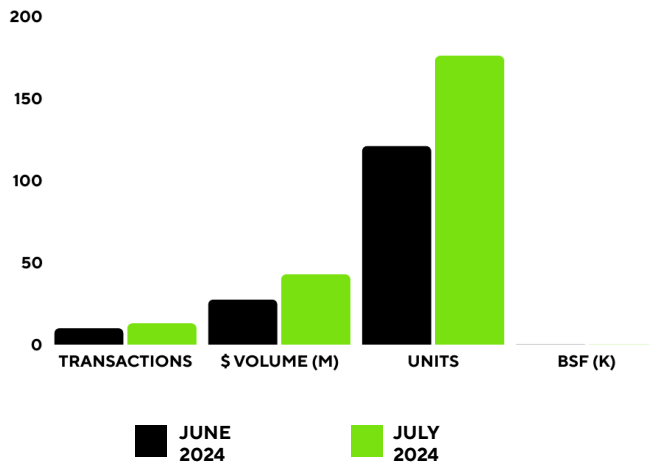
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JUNE 2024</b>	10	\$27,501,125	121	0
<b>JULY 2024</b>	13	\$42,890,000	176	0
<b>% of CHANGE</b>	↑ +30% MoM	↑ +56% MoM	↑ +45% MoM	N/A MoM

### YEAR OVER YEAR

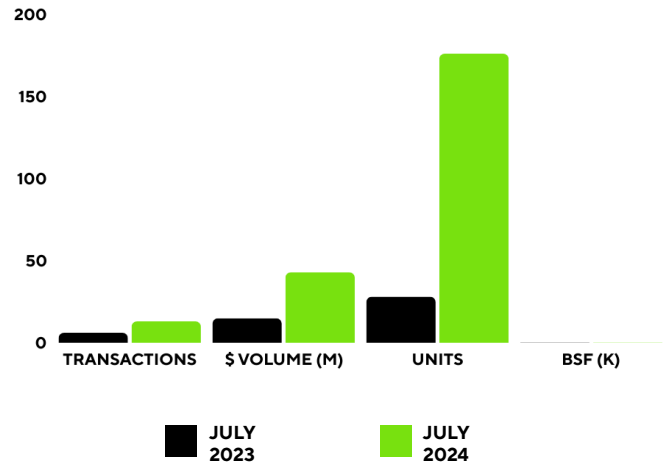
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2023</b>	6	\$14,865,000	28	0
<b>JULY 2024</b>	13	\$42,890,000	176	0
<b>% of CHANGE</b>	↑ +117% YoY	↑ +189% YoY	↑ +529% YoY	N/A YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact the North Queens Team For More Information

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# IPRG

## NORTH QUEENS JULY 2024 REPORT

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